

Recorded: 5/8/2023 at 12:15:29.0 PM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.41
Combined Fee: \$25.41
Revenue Tax: \$0.00
Delaware County, Iowa
Daneen Schindler RECORDER
BK: 2023 PG: 988

Prepared by: Amanda M. D'Amico, Simmons Perrine Moyer Bergman PLC
and return to: 115 Third Street SE - Suite 1200, Cedar Rapids, Iowa 52401 (319) 366-7641

SPACE ABOVE THIS LINE FOR RECORDER

Address Tax Statement: Jane A. Kuhlman, 123 Eagleview Drive, Guttenberg, IA 52052

COURT OFFICER DEED

IN THE MATTER OF THE ESTATE OF RICKY LEE KUHLMAN, Deceased, now pending
in the Iowa District Court, in and for Delaware County, Iowa, as Probate #ESPR007436

Pursuant to the authority and power vested in the undersigned, and in consideration of one dollar and other valuable consideration, the undersigned, in her representative capacity designated below, hereby conveys to **JANE A. KUHLMAN**, Trustee of Trust 1 Under Decedent's Will,

1. **an undivided 17.75% interest** in the following described real estate in Delaware County, Iowa:

Lot 4 of Juergen's Subdivision to the City of Colesburg, Iowa;

2. **an undivided one-half interest** in the following described real estate in Delaware County, Iowa:

Lots One (1), Two (2), Three (3), Six (6) and Seven (7) of the Subdivision of the Northeast Quarter (NE ¼) and the North one-half (N ½) of the Southeast Quarter (SE ¼) of Section Four (4), Township Ninety (90) North, Range Five (5), West of the Fifth P.M., according to plat recorded in Book A Plats, Page 11, except that part of said Lot One (1) and running thence East three hundred (300) feet along the North line of Lot One (1) to the point of beginning, thence South two hundred eighty five (285) feet on a line parallel with the West line of said Northeast Quarter (NE ¼) to the North line of said Northeast Quarter (NE ¼), thence West three hundred ninety nine (399) feet to the point of beginning, also except commencing at the Northwest corner of said Lot One (1), thence East on centerline of 24± feet wide asphalt surfaced road and State Highway No. 3 a distance of 1,643.88 feet to the Northeast corner of Lot Seven (7), being the point of beginning of the property described herein, thence South 0° 02' 30" West, 107.82 feet, thence South 85° 17' 30" West, 704.38 feet, thence North 2° 41' West, 163.55 feet, thence East 399.00 feet, thence North 3° 28' West, 285.00 feet to centerline of said 24± feet wide asphalt surfaced road and State Highway No. 3, thence East on centerline of said road, 944.88 feet to the point of beginning.

3. **an undivided one-half interest** in the following described real estate in Delaware County, Iowa:

The North 33-1/3 acres of the NW1/4 of the NW1/4 and the West 24 acres of the NE1/4 of NW1/4 of Section 6, in Township 90 North, Range 4, West of the 5th P.M., subject to a right of way 40' in width on the North side of the above described premises running from the public highway across the North side to the East line of the above described real estate.

All of the aforementioned transfers are subject to easements, liens, and covenants of record.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine, feminine or neuter gender, according to the context.

THIS DOCUMENT IS A TRANSFER AND DISTRIBUTION OF ASSETS FROM AN ESTATE WITHOUT CONSIDERATION AND IS THEREFORE EXEMPT FROM TRANSFER TAX PURSUANT TO IOWA CODE SECTION 428A.2(20) AS WELL AS EXEMPT FROM THE REQUIREMENT OF A DECLARATION OF VALUE AND GROUNDWATER HAZARD STATEMENT.

RICKY LEE KUHLMAN ESTATE

By:

Jane A. Kuhlman
Jane A. Kuhlman, Executor of said Estate

STATE of IOWA, COUNTY OF CLAYTON, ss:

This instrument was acknowledged before me on 4/29, 2023 by Jane A. Kuhlman, in her capacity as Executor of the Estate of Ricky Lee Kuhlman, Deceased.



Donna A. Kuhlman
Notary Public in and for the State of Iowa
My Commission Expires: 6/28/2024